092.A	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	969,700 / 969,700
					USE VALUE:	969,700 / 969,700
					ASSESSED:	969,700 / 969,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		STONE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAUNDERS JOHN A & LAURA M
Owner 2:	
Owner 3:	
Street 1:	5 STONE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SAHANI NITA/DUSHYANT -
Owner 2:	-
Street 1:	5 STONE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Clapboard Exterior and 3071 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6880.000	531,200		438,500	969,700
Total Card	0.158	531,200		438,500	969,700
Total Parcel	0.158	531,200		438,500	969,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.81 /Parcel: 315.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 129382

GIS Ref

GIS Ref

Insp Date 07/09/18

!7574!

PREVIOUS ASSESSMENT

Parcel ID: 092.A-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	531,200	0	6,880.	438,500	969,700		Year end	12/23/2021
2021	101	FV	515,500	0	6,880.	438,500	954,000		Year End Roll	12/10/2020
2020	101	FV	515,500	0	6,880.	438,500	954,000	954,000	Year End Roll	12/18/2019
2019	101	FV	376,000	0	6,880.	444,700	820,700	820,700	Year End Roll	1/3/2019
2018	101	FV	246,900	0	6,880.	332,000	578,900	578,900	Year End Roll	12/20/2017
2017	101	FV	246,900	0	6,880.	300,700	547,600	547,600	Year End Roll	1/3/2017
2016	101	FV	246,900	0	6,880.	288,100	535,000	535,000	Year End	1/4/2016
2015	101	FV	245,700	0	6,880.	244,300	490,000	490,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:48:15

LAST REV

Date	Time
12/06/21	14:17:50
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 7574

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAHANI NITA/DUS	53486-499		9/1/2009		470,000	No	No		
TAGAWA KOKICHI/	37136-365		11/22/2002		350,000	No	No		
BEAN PAULINA	25579-222		8/18/1995		198,000	No	No		Y

USER DEFINED

Prior Id # 1:	129382
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2018	198	Porch	14,800	C				
11/6/2017	2021	Heat App	10,000	C				
8/1/2017	977	Addition	300,000	O				
8/26/2011	924	New Wind	8,000					&REPL ROTTED SILL
4/8/2010	283	Wood Dec	1,985					NEW DECK
10/23/2009	1040	Redo Kit	5,300					
2/19/2008	137	Manual	6,610			G9	GR FY09	renovate sunroom i

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2021	Owner update	MM	Mary M
7/9/2018	Meas/Inspect	DGM	D Mann
4/9/2009	Measured	197	PATRIOT
2/15/2003	MLS	MM	Mary M
3/14/2000	Inspected	276	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6880		Sq. Ft.	Site		0	70.	0.91	5									438,482						438,500	

Total AC/HA:	0.15794	Total SF/SM:	6880	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	438,482	Spl Credit		Total:	438,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10572910
Const Adj.:	0.99989998
Adj $ / SQ:	143.730
Other Features:	123327
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	595463
Depreciation:	64310
Depreciated Total:	531153

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

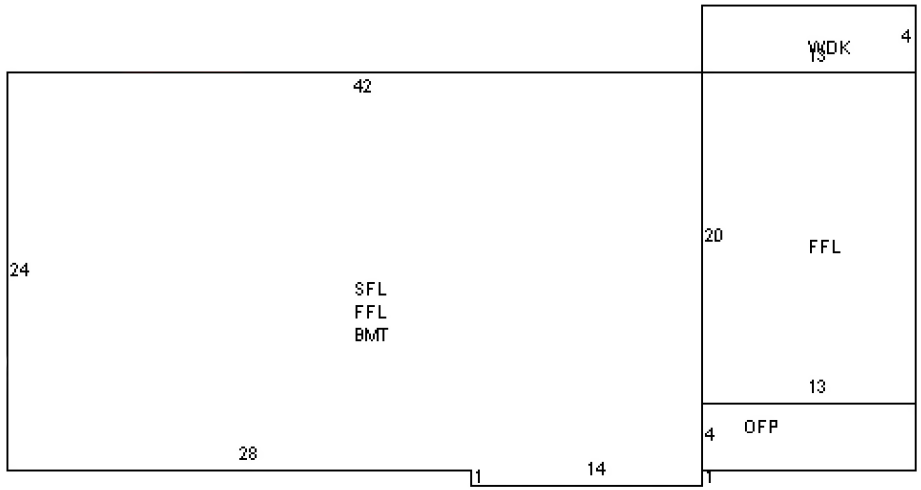
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.10
Special Features:	0	Val/Su Net:	154.87
Final Total:	531200	Val/Su SzAd	230.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,282	143.730	184,262
BMT	Basement	1,022	81.930	83,729
SFL	Second Floor	1,022	143.730	146,892
OFP	Open Porch	52	44.000	2,288
WDK	Deck	52	16.000	832
	Net Sketched Area:	3,430	Total:	418,003
Size Ad	2304	Gross Area	3430	FinArea 3071

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1998	0.00	T	16.8	101						

PARCEL ID

092.A-0002-0001.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	